



HIGH VISIBILITY FRONTAGE

FOR SALE

38450 Tanger Drive

North Branch, MN 55056

\$2,999,999

Negotiable

\$2.99M

ASKING PRICE

20,500

TOTAL SF

17,736

FIRST FLOOR SF

2,764

MEZZANINE SF

I-35 Frontage & Visibility



Aerial view showing property's prominent I-35 frontage with excellent visibility and surrounding commercial area



Rear view — overhead door & signage



Northeast angle with commercial neighbors



Top-down showing 1.25 acre lot



Wide area view showing proximity to Chevrolet dealership, Dollar Tree plaza, and surrounding commercial developments

Commercial Building

38450 Tanger Drive, North Branch, MN 55056

Exceptional 20,500 SF commercial building available for purchase at \$2,999,999 with negotiable terms and buildout. High visibility from Interstate 35. This versatile property features a 17,736 SF first floor with soaring ceiling heights ranging from 8' to 24', plus a 2,764 SF concrete mezzanine with steel staircase access. The building offers a striking glass entrance, expansive showroom space, and large open warehouse areas with a new 16' x 14' commercial overhead door. Situated on 1.25 acres with ample parking on three sides, this property is ideal for showroom, warehouse, or mixed-use operations.



BUILDING DETAILS

Asking Price	\$2,999,999
Terms	Negotiable
Gross Area	20,500 SF
First Floor	17,736 SF
Mezzanine	2,764 SF (Concrete)
Year Built	1996
Ceiling Height	8' to 24'
Structure	Concrete Panels / Steel
Roof	Rubber Membrane
Overhead Door	One 16' x 14' (New)
HVAC	100% Rooftop
Sprinkler	100% Wet System
Lot Size	54,450 SF (1.25 Acres)
Zoning	Commercial Business
Visibility	High — I-35 Frontage

UTILITIES & FEATURES

Electric	Yes	Gas	Yes
Sewer/Water	Public	Restrooms	Men & Women (6-8 Stalls)
Parking	Multiple Spaces (3 Sides)	Windows	Aluminum Frame
Interior Finish	Acoustical Tile, Drywall, Ceramic	Flooring	Ceramic Tile, Carpet, Polished Concrete

Showroom Space



Main showroom featuring open floor plan with mezzanine level and steel staircase



Glass entrance & lobby



Showroom floor with tile



Entrance vestibule

Warehouse & Mezzanine



Mezzanine with steel stairs



Open warehouse area



16' x 14' overhead door



Expansive mezzanine level



High ceiling warehouse



Open floor below mezzanine

Additional Spaces & Amenities



Women's restroom — multiple stalls with ceramic tile



Granite countertops with multiple sinks



Under-mezzanine workspace with staircase access



Warehouse area beneath mezzanine with steel beams



Secondary entrance with glass double doors



Men's restroom with urinals and granite counters



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PURCHASE INQUIRIES

651-350-1990

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